

**CLERMONT COUNTY PLANNING COMMISSION  
SEVENTH REGULAR MEETING  
July 28, 2009**

The Sixth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, July 28, 2009 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Carter, Mr. Hoffman, Mr. Nichols, Mr. Pittman and Mr. Thomson.

**APPROVAL OF MINUTES:**

Chairman Thomson asked if there were any questions, additions or corrections to the May Regular Meeting Minutes that had been mailed to the members prior to the meeting. A motion to approve the Minutes was made by Mr. Pittman, seconded by Mr. Nichols, and carried unanimously.

**OLD BUSINESS / NEW BUSINESS**

**Work Session**

Tim Hershner, Planning Supervisor, announced that there would be no work session in August.

**STAFF REPORT ON VARIANCE CASES**

**Variance Request V-1-09**

**Bonnie Cantey, Applicant**

5:10 p.m.

Andy Johns, Planner, presented the Staff Report for this variance request. Staff's recommendation was for denial of the variance from the minimum 25 foot road frontage requirement.

Robert Cantey, husband of Bonnie Cantey, addressed the Board in support of this request.

Mr. Nichols asked for additional clarification regarding septic systems for the three homes on the property. He also asked about a maintenance agreement for the shared driveway.

Mr. Cantey stated that each household currently has a septic system. He further stated that a maintenance agreement for the shared driveway currently exists.

Following discussion, Mr. Pittman moved that the Planning Commission **approve** Variance Request V-1-09, seconded by Mr. Nichols, and carried three to one (Mr. Hoffman voting no and Mr. Anderson abstaining).

**STAFF REPORT ON SUBDIVISION CASES**

None

## **STAFF REPORT ON ZONING CASES**

### **Batavia Township Zoning Case B-01-09Z**

**Glen A. Wiedenbein**

5:24 p.m.

Andy Johns, Planner, presented the Staff Report for this zoning case. Staff's recommendation was to recommend denial of a zone change from Agricultural "A" to Industrial "I" for 4435 State Route 222, for reasons as stated in the Staff Report.

Glen Wiedenbein, applicant, spoke in support of this request.

Rex Parson, Batavia Township Administrator, was present and answered questions of the Board.

There was discussion regarding the lack of availability of a Commercial PD in the township and whether the "Neighborhood Development Area" designation in the Batavia Township Growth Management Plan is appropriate.

Mr. Parsons confirmed that a Commercial PD is not available and also stated that while a residential use is probably not appropriate, a commercial use, with no means of control, would probably not be appropriate either.

Following discussion, Mr. Hoffman moved that the Planning Commission recommend to Batavia Township **denial** of Batavia Township Zoning Case B-01-09Z based on staff's recommendation. The motion was seconded by Mr. Pittman and carried unanimously.

## **STAFF REPORT ON ZONING TEXT AMENDMENT CASES**

None

## **COMMITTEE REPORTS**

No committee reports.

As there was no further business brought before the Planning Commission, the meeting was adjourned at 5:50 p.m.

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**Douglas W. Thomson, Chairman**

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**Gary Nichols, Vice Chairman**